



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director

PUBLIC NOTICE



Rhonda Royals
Building Official

Members of the Santa Rosa County Zoning Board, Applicants and Public:
The Zoning Board will hold its regularly scheduled meeting on
Thursday, October 9, 2014, at 6:00 p.m. in the
Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.

- I. Pledge of Allegiance
- II. Review of Meeting Minutes from September 11, 2014
- III. Old Business:

1. [2014-V-056](#)
Project/Applicant: Elizabeth Smith
Location: 2277 Estate Circle, Navarre, FL
Parcel: 14-2S-26-0458-00A00-0390
Zoned: R2 (Medium Density Residential)
Request: **Variance Request to reduce the rear setback from 25 feet to 12 feet to accommodate an addition to the single family residence. (LDC 6.05.08.I.4)**

District: Commissioner District #4
Zoning Board Decision: *Tabled without objection to the October 9, 2014 meeting*

IV. New Business:

1. [2014-SX-006](#)
Project/Applicant: Scott White
Location: 5965 Coopers Basin Drive, Milton, FL
Parcel: 30-2N-27-0000-00304-0000
Zoned: R1 (Single Family Residential)
Request: **Special Exception to divide a parcel into 2 parcels without the required road frontage creating 2 parent parcel lots. (LDC 2.04.00.C.9)**

District: Commissioner District #2
2. [2014-V-057](#)
Project/Applicant: Lori Forsley
Location: 4200 W. Avenida De Golf, Pace, FL
Parcel: 13-1N-29-4916-00200-0340
Zoned: R1 (Single Family Residential)
Request 1: **Variance Request to reduce the corner side setback from 15 feet to 5 feet to accommodate an existing accessory structure**
Request 2: **Variance Request to reduce the front setback from 25 feet to 20 feet to accommodate an existing accessory structure (LDC 2.10.05.B.3 & 6.05.05.I.3)**

District: Commissioner District #1

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov

Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

3. [2014-V-058](#)
Project/Applicant: John and Karen Brand
Represented by Todd Simmons of TNT Outdoor Creations LLC
Location: 5800 block of Willard Norris Road, Milton, FL
Parcel: 29-2N-28-0000-02400-0000
Zoned: RR1 (Rural Residential Single Family)
Request: **Variance Request to allow an accessory structure that is not subordinate in size or height to the primary residence.**
(NOTE: The proposed accessory structure is 2700 square feet and the primary residence is 2008 square feet. The average roof height of the proposed accessory structure is 18.5 feet and the average roof height of the primary residence is 13 feet)
(LDC 3.00.01)
District: Commissioner District #3
4. [2014-V-059](#)
Project/Applicant: John Hattaway
Location: 4629 Soundside Drive, Gulf Breeze, FL
Parcel: 34-2S-28-5180-00000-1470
Zoned: R1 (Single Family Residential)
Request: **Variance Request to reduce the Shoreline Protection Zone setback from 50 feet from the MHWL (Mean High Water Line) to 25 feet from the MHWL to accommodate a single family residence.**
(LDC 12.01.02.A)
District: Commissioner District #5
5. [2014-V-061](#)
Project/Applicant: Faith Christian Academy C/O Cobbtown Holiness Church
Represented by Pastor Jim Lassiter
Location: 13050 Highway 89, Jay, FL
Parcel: 31-5N-29-0000-02300-0000
Zoned: R1 (Single Family Residential)
Request 1: **Variance Request to increase the allowable on premise signage from 32 square feet to 50 square feet.**
Request 2: **Variance Request to increase the allowable sign height from 6 feet to 9 feet.**
(LDC 8.06.05.A)
District: Commissioner District #3
6. [2014-CU-021](#)
Project/Applicant: Avalon Baptist Church
Represented by Pastor Mathew Cotton
Location: 5716 Berry Street, Milton, FL
Parcel: 18-1N-28-2890-00C00-0100
Zoned: R1M (Mixed Residential Subdivision)
Request: **Conditional use request to allow a recreational vehicle to be used as temporary living quarters while the existing mobile home is removed and a new home is being established in a R1M (Mixed Residential Subdivision)**
(LDC 6.04.04.C)
District: Commissioner District #1

7. [2014-R-018](#)
Project/Applicant: Equestrian Estates, Inc.
Represented by Heath Jenkins, PE for Hatch Mott MacDonald
Location: 5600 and 5700 block of West Spencerfield Rd., Pace, FL
Parcels: APO 33-2N-29-0000-00203-0000 and 33-2N-29-0000-00255-0000
Existing Zone: HCD (Highway Commercial Development)/AG (Agriculture/Rural Residential)
Requested Zone: R1 and R1A (Single Family Residential)
Current FLU: COMM (Commercial)/AG (Agriculture)
Proposed FLU: SFR (Single Family Residential)
Area size: (+/-) 145.0 acres
District: Commissioner District #1

8. [2014-R-020](#)
Project/Applicant: Totally Tropical, LLC
Represented by Tracy Tucker
Location: 3571 Highway 87 South, Navarre, FL
Parcel: 06-2S-26-0000-00601-0000
Existing Zone: R1 (Single Family Residential)AG (Agriculture/Rural Residential)
Requested Zone: AG (Agriculture/Rural Residential)
Current FLU: SFR (Single Family Residential)
Proposed FLU: AG (Agriculture)
Area size: (+/-) 1.463 acres
District: Commissioner District #4

And

[2014-CU-020](#)
Project/Applicant: Totally Tropical, LLC
Location: 3571 Highway 87 South, Navarre, FL
Parcel: 06-2S-26-0000-00601-0000
Zoned: R1 (Single Family Residential)
Request: **Conditional use request to allow restricted sales and services within AG (Agriculture) (LDC 6.09.02.A)**
District: Commissioner District #4

And

[2014-V-060](#)
Project/Applicant: Totally Tropical, LLC
Represented by Tracy Tucker
Location: 3571 Highway 87 South, Navarre, FL
Parcel: 06-2S-26-0000-00601-0000
Zoned: R1 (Single Family Residential)
Request: **Variance Request to reduce the required landscape buffer “C” to a landscape buffer “A” that is 10 feet wide (LDC 7.01.05.G)**
District: Commissioner District #4

9. Proposed text amendment to the Land Development Code presented by Beckie Cato
Amending LDC Article 8, amending 8.06.01.A.2 to allow more than one wall to be used for signage.

10. Proposed text amendment to the Land Development Code presented by Beckie Cato
Amending LDC Article 2, amending 2.10.05.A, to allow accessory structures to be constructed on larger lots prior to the construction of a main dwelling.

V. Chairperson Matters: None

VI. Planning Department Matters:

Review of BOCC September 25, 2014, meeting results.

Conditional Use Request: 2014-CU-018

VII. Announcement of Next Zoning Board Meeting (Thursday, November 13, 2014)

VIII. Adjournment